

Application

Community Center

Idaho Community Development Block Grant

March 6, 2009

Ola Community Hall



Submitted by: **Gem County, Idaho**
Gem County Commissioners

Prepared by:

Shawn Charters Consulting

139 S. Commercial, Emmett, ID 83607

741-1113

shawn@blackcanyon.us

March 3, 2006

Don Dietrich
Idaho Department of Commerce
P. O. Box 83720
Boise, ID 83720-0093

Dear Mr. Dietrich:

Gem County respectfully submits this application for an Idaho Community Development Block Grant.

This application is for \$62,301 in ICDBG funds to rehabilitate the Ola Community Center. Once rehabilitated, the Ola Hall will serve as a community center for the residents of the area. The ICDBG funds will be matched with \$37,461 in local cash and in-kind resources. Upon completion, the Ola Community Center will be a fully functioning Community facility that will be utilized for community events, emergency center and will be fully accessible to persons with disabilities.

The Gem County Commission appreciates the opportunity to present this ICDBG application and your support of our grant request.

Sincerely,

Lan Smith, Chairman
Gem County Commissioners

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IV. ICDBG Application Information Form

Applicant: Gem County Chief Elected Official: Lan Smith, Chairman
 Address: 415 East Main, Emmett, ID 83617 Phone: 208-365-4561

Sub recipient (if applicable): NA Chief Elected Official: _____
 Address: _____ Phone: _____

Application Prepared by Shawn Charters Phone: 208-741-1113
 Address: 139 S. Commercial, Emmett, ID 83617

Architect/Engineer/Planner: Ola Community Center Board (Design Build) Phone: 208-584-3522
 Address: 11275 Nesbitt Lane, Ola, ID 83657

NATIONAL OBJECTIVE (MARK ONE)

☒ LMI Area ☐ LMI Clientele
☐ LMI Jobs ☐ Slum & Blight
☐ Imminent Threat

PROJECT TYPE (MARK ONE)

☐ Public Facility/ Housing ☒ Community Center
☐ Economic Development ☐ Senior Center
☐ Imminent Threat ☐ Other

PROJECT POPULATION TO BENEFIT (PERSONS): (Census/Survey/Clients/Jobs)

TOTAL # TO BENEFIT: 15,181 Gem County, 252 Service Area TOTAL # LMI TO BENEFIT: 165

% LMI TO BENEFIT: 65.3% % MINORITY POPULATION: 7.2%

PROJECT DESCRIPTION: This application is for a \$118,358 ICDBG grant that will be used to construct and install a wheelchair lift, remove the existing boiler and asbestos and install a new heating and cooling system for the new Community Center in Council.

SOURCE	AMOUNT	DATE APPLICATION SUBMITTED	RESERVED/ CONDITIONAL AWARD	FUNDS COMMITTED/ CONTRACT AWARD DATE	DOCUMENTATION IN APPENDIX ***
ICDBG	62,301				
Local Cash	6,000				G
Local Loan*					
Local In-Kind**	27,461				G
USDA-RD Grant					
EDA Grant					
State Grant					
Foundation Grant	4,000				
Private Investment					
Other (identify)					
TOTAL PROJECT FINANCING	99,762				

* Identify Loan Source(s) NA Date Bond or Necessary and Ordinary Passed NA.

**Describe In-Kind match by type (i.e. materials, labor, waived fees, land value) and amount.

***Identify which appendix corresponding documentation is in. Documentation should be a letter from the appropriate source.

V. EAC PAGE:

Ola is in need of funding to finish their community center. The center is a great asset to the northern part of Gem County and provides a location for fire training, first aid training, school activities, County Commissioner meetings, voting, and a facility where many social functions are held. With the proper upgrades, the center could be used during any emergency situation and could be the center of operations for BLM, Forest Service, or a search and rescue incident. The Community Center can be utilized as a back/up Emergency Operation Center, a triage, shelter-in-place, or staging area, an evacuation site, etc in any all hazard emergency. Ola representatives have been proactive in participating with Gem County local Emergency Planning Committee (LEPC) in preparing for any all-hazard emergency. Recently a large exercise was held at that site, indicating the urgent need to finish the Hall.

The Ola Ladies Club, founded in 1933, has supported the Ola Community Center Renovation Project, which began in 2000, with money and volunteer hours. All that is left for completion of this ten year project is the drilling of a well so the Community Center will have a supply of water. The kitchen remodel phase has been ongoing for about three years and we are to the point of needing our own well and updated appliances

The Community Center is an essential part of the Ola Community. Being such a small and geographically isolated community, Ola works together to provide both social and fund raising activities in order to bring the community much needed services that many larger towns take for granted. Almost all of these activities take place at the Ola Community Center. Most of the existing improvements are the result of local folk's donations of money and time but this is not a wealthy area and is sparsely populated so there is a limit to what we can do without some help.

Almost all of the events at the hall involve the preparation and serving of food. The citizens of Ola are next to heroes for consistently and cheerfully taking on the responsibility of preparing, serving and cleaning up the Hall kitchen for these various meals, *all without running water in the kitchen*. Whereas, in many communities, a kitchen without running water might seem an insurmountable obstacle to many of the activities. The Ola folks have simply put in the extra work in order to make things happen, up to and including bringing in clean drinking water and taking dirty dishes and laundry to personal homes to be washed, sterilized and brought back to the Hall to be ready for the next event. All of which is commendable, but nonetheless, having an updated kitchen, complete with basic necessities such as running and updated appliances better suited to meet the needs of the Hall is a goal that the community has long worked for. We hope that this goal is seen as a reasonable necessity and one that is worthy to be awarded with a grant for the needed improvements.

It is important to point out that there is **no other** facility in Ola to accommodate any of these activities. Ola is a rural town located a great distance from any other community in Gem County. The Community Center serves as a base for Emergency Services. In case of a power outage, a generator is stored at the center. Community members could come to the center to get power and water, however, in order to do that the Center must have a well and the generator must be connected into the building.

The community of Ola is proud of their Community Center and has worked very hard to make all the improvements they have in place. With this grant they will finally be able to support the members and groups of their community with ease and efficiency.

Thank you for your consideration of Ola as a beneficiary of this grant..

VI. Threshold Criteria

A. ELIGIBLE APPLICANT:

The applicant is a City ☐ The applicant is a County ☒

B. ELIGIBLE ACTIVITIES:

The proposed project includes designing and constructing improvements to the Ola Community Center. The activities are eligible under ICDBG Section II, B, Public Facilities and Improvements (Community/Senior Centers).

C. **NATIONAL OBJECTIVE:** Complete only one of the following that corresponds to the National Objective to be met with the project.

An Income Survey was conducted and can be found in **Appendix B**. The survey resulted in 65.3% of the population as being low to moderate income and benefiting from this project, thus meeting HUD's National Objective.

C.1. LMI-Area Benefit:

Total Number of Households* in Project Benefit Area 63

***Note: For water and sewer projects, this is the number of households hooked onto the system and any households that will hook onto the system once the project is complete.**

LMI Percentage Determined by: (Check one and complete requested information)

X **Survey**** (survey requirements in Chapter 3)

Survey Report, Sample Survey, Survey
Tabulation, Boundary Map*** are found in
Appendix B.

 Census (BG=Block Group) List the BG for each tract

Tract_____BG_____BG_____BG_____BG_____

Tract_____BG_____BG_____BG_____BG_____

Tract_____BG_____BG_____BG_____BG_____

** Survey methodology and documents must have prior approval from ICL staff

***Survey Area must match Project Benefit Area

D. CITIZEN PARTICIPATION:

A copy of the plan, public notice, affidavit of publication, meeting minutes, and sign-in list of attendees is in **Appendix C**.

A. Citizen Participation Plan: Gem County has adopted a Citizen Participation Plan and stands by its commitment to comply with the Plan as provided in **Appendix C**.

B. The notice of public hearing was published on February 25, 2009 with the public hearing held at 9:00 a.m. on March 6, 2009, at the Gem County Courthouse in Emmett, Idaho.

Date of Notice: February 25, 2009 Date of Hearing: March 6, 2009

C. Other required civil rights compliance documents have been adopted and published by the City of Emmett, as appropriate, and can be found in **Appendix D**.

- ☐ Fair Housing Resolution
- ☐ Grievance and Non-Discrimination
- ☐ Residential Anti-displacement and Relocation Assistance Plan
- ☐ Excessive Force Policy
- ☐ Certification Regarding Lobbying

E. STATEWIDE GOALS AND STRATEGIES:

This project meets the statewide goals of both preserving and enhancing suitable living environments and expanding economic opportunities. This project accomplishes these goals by increasing access to quality facilities and services. This project also allows Gem County to expand its economic opportunities. In order to do that, the community needs to be able to provide a meeting place and provide programs to attract visitors to the community to spend time. This grant will allow them to do that.

F. ADMINISTRATIVE CAPACITY:

Gem County does not have adequate staff available to administer the Community Development Block Grant program. The County issued an RFP for Grant Administration Services on February 16, 2009. Responses were due February 27, 2008. The County is reviewing responses and will select a grant administrator by March 9, 2009. Shawn Charters a "Certified Grant Administrator" with over 20 years experience administering ICDBG grants has donated the grant writing services on this project. Please see **Appendix E** for a copy of the RFP.

Over the past few years the Gem County has been the recipient of Idaho Community Development Block Grant Funding and has successfully managed all projects with no monitoring findings.

VII. **PROGRAM INCOME:**

Funds generated from this project will be used for operations and maintenance of the Community Center.

VIII. **GENERAL PROJECT DESCRIPTION:**

A. **Community Description:**



Gem County, Idaho, is bordered on the north by Adams, Washington, and Valley counties; on the west by Payette County; on the south by Canyon and Ada counties; and on the east by Boise County. Gem County is one of the smaller counties in Idaho with a land area of approximately 555 square miles. The County has one incorporated city, the City of Emmett. However, there are several outlying communities or built-up areas such as Letha, Sweet, and Ola.

Within the unincorporated area of north Gem County, lies the community of Ola. Ola is a small community of approximately 63 households. The area provides year-round outdoor recreational activities including, but not limited to, hunting, fishing, camping, swimming, boating, and snowmobiling. Ranching and farming are the primary occupations within the District adding horseback riding and rodeo events to the list of past times.



B. Community Needs Assessment:

Facilities & Infrastructure	Poor	Fair	Good	Previously ICDBG funded last 10 years
Water	NA			
Sewer	NA			
Electrical			X	
Fire			X	X
Hospitals			X	
Work Force Housing			X	
Roads		X		
Railroads			X	
Airport		X		
Broadband			X	
Senior Center		X		
Community Center	X			
Community Recreation Facilities			X	
Other				

The above chart is reflective of Gem County, not the Ola Community Center. The condition of the Ola Community Center is discussed in greater detail in section XV.

The Ola Ladies Club, founded in 1933, has supported the Ola Community Center Renovation Project, which began in 2000, with money and volunteer hours. All that is left for completion of this ten year project is the drilling of a well so the Community Center will have a supply of water.

Other improvements needed is the painting of the exterior, improvements to the crawl space, French drain, foundation repair, ducting for the heating system, hook up, electrical upgrades, kitchen cabinets and construction of a roof over the emergency generator. The kitchen remodel phase has been ongoing for about three years and they are to the point of needing their own well and updated appliances.

The Ola Community Center has been designated as the Emergency Center for the northern portion of Gem County. It would serve the Ola School, the Ola Post Office, Fire District #2, and other government agencies in the event of a disaster. In case of a power outage, a generator is stored at the center. Community members could come to the center to get power and water, however, in order to do that the Center must have a well and the generator must be connected into the building. The Center also provides a location for fire training, first aid training, school activities, County Commissioner meetings, voting, and a facility where many social functions are held. With the proper upgrades, the center could be used during any emergency situation and could be the center of operations for BLM, Forest Service, or a search and rescue incident.

The Ola Community Center is the heart of the Ola community. It is the location for school affairs, political meetings, funerals, and local emergencies; as well as community meetings, dinners and dances. However, during such events water must be hauled in and dirty linens, plates and silverware must be taken home and washed, then brought back for the next function. Before the school district allowed them to use their water, it was packed from someone's home in milk cans. At this time, they do not have water piped into the kitchen.

C. Project Description:

Maps of the project area are located in **Attachment F**.

The proposed project addresses required improvements to bring the facility into code. Currently the water to the Community Center is provided by the School District. It is piped from the Ola School. The amount of water the Community Center is allowed to use is very limited. There is no running water in the kitchen. There have been numerous occasions when weddings have been forced to hold their



receptions elsewhere because they did not want to pack water to the kitchen. During the major Ola Complex fires that took place in the area this past summer the Ola Community Center missed out on huge revenue if they could have housed the fire crew headquarters. The fire people came to look it over for a command center; however they could not accommodate that many fire personnel, because of the water situation.



The building department did a site inspection of the above referenced property on 2-18-09 and noted the following:

Pictured above is the Ola Community Center. The exterior siding has been installed but needs to be painted to protect it from the weather. Pictured to the left is the kitchen. Additional countertops and a dishwasher are needed to meet the needs of the center.

1. Crawl space is limited under the structure, varying in clearance from 2 feet to 6 inches. This needs to be excavated out to give adequate clearance, 18" from earth to bottom of wood floor joists.
2. Provide new pier blocks (16"x16"X8") to support framing for floor beam. Currently the beam is supported with rocks. The supporting framing has fallen off the rocks.
3. Provide six mil vapor barrier over exposed earth.
4. Add vents in foundation wall for proper cross ventilation.
5. Excavate grade on east side of structure. Currently it is reversed grade which allows water to run under the structure.
6. Install French drain on the east side of structure after grade is corrected.
7. Provide cover over generator to protect it from the weather and extend its life and usability. This could be a carport style structure.
8. Provide a roof over south side egress door.
9. Enclose furnace in a closet with ventilated doors to separate it from the kitchen.
10. Provide a hood exhaust system over the kitchen stove. This system should have a suppression system installed in the hood for fire code as it will be producing grease laden vapors. Guardian 3 is a hood system that is compatible with a residential style cooking stove and has a suppression system integrated into the hood.
11. A private well for the center should be hooked to the backup generator which will provide water for the facility and the public if needed in an emergency.
12. The facility has a two year old heating and cooling system installed. This system should be ducted throughout the facility. Eliminate the electrical heaters in the bathrooms, and the crawl space enclosure which contains the water pressure tank.
13. Upgrade the electrical panel for operation of the generator to the facility.
14. The exterior is unfinished T-111 siding that needs to be protected. Priming and painting the exterior will add years of life to the siding and is needed to stop decay of the siding.

Grant funds will be used to complete the above suggested improvements. The Ola Community Center Board will act as the General Contractor and will bid and oversee all construction. The budget is based upon actual cost estimates received from local contractors.



Pictured to the left is the Emergency Generator. Grant funding will be utilized to hook the electricity into the facility and construct a roof over it to protect it from the elements.

D. Project Land & Permits: Answer the following questions and attach documentation.

1. Has any land, buildings, easements or right-of-ways been purchased for this project? ☐ Yes ☒ No

How? _____

List the date of purchase _____

2. Will any land, buildings, easements or right-of-ways be needed for this project? ☐ Yes ☒ No

Status of the purchase: _____

3. Is anyone living on the land or in the structures at the proposed site? ☐ Yes ☒ No

4. Is any business being conducted on the land or in the structures at the proposed site? ☐ Yes ☒ No

5. Are there any businesses, individuals, or farms being displaced as a result of this project? ☐ Yes ☒ No

6. Are there permits that will be needed for the project; i.e. well, water rights, land application, demolition permits, zoning permit, air quality permit, etc? ☒ Yes ☐ No

Status of the permits (include plan for securing permits): _____

A well drilling permit will be required.

7. Describe the ownership/lease arrangements for the property involved in the project.

The Community Center is owned and operated by the "Ola Community Center & Church Inc." a non-profit organization that operates with a Board of Directors.

IX. BUDGET NARRATIVE:

Probable Project Costs:

Construction	\$ 66,692
Grant Admin	\$ 5,609
Grant Writing	\$ 3,500
Improvements Completed 2008	<u>\$ 23,961</u>
Total Phase 1 Costs	\$ 99,762

Probable Project Funding:

ICDBG	\$ 62,301
Idaho Community Foundation Cash	\$ 4,000
Local Cash	\$ 6,000
In-Kind Matching Funds	<u>\$ 27,461</u>
Total Phase 1 Funding	\$ 99,762

The Ola Community Center Board will act as the General Contractor and will bid and oversee all construction. The budget is based upon actual cost estimates received from local contractors.

The Ola Community Center Board has received \$4,000 from the Idaho Community Foundation to go towards drilling a new well. The funding has been received and is available. Over the past year the community has continued making upgrades to the Community Center and has accumulated \$27,461 in volunteer labor, cash and materials. The Ola Ladies Club has \$3,000 cash saved for the project and \$3,000 in memorials have been collected that will be committed. All matching funds are documented in **Attachment G**.

X. ICDBG Budget Form

Applicant or Grantee: Gem County

Project Name: Ola Community Center Project

LINE ITEMS	ICDBG Cash	County In-Kind	ICF Grant	Local Cash	State*	Local*	Private Cash	Private In-Kind	Total
Administrative**	5,609								5,609
Land, Structures, Rights of Way									
Architect									
Construction	56,692		4,000	6,000			5,850	18,111	90,653
Legal & Audit									
Interim Financing									
Grant Writing								3,500	3,500
TOTAL COSTS**	62,301		4,000	6,000			5,850	21,611	99,762

*Identify funding source

**Administrative expenses and project planning design costs, when totaled, shall not exceed 10% of the total ICDBG amount.

XI. Detailed Cost Analysis

1. Have preliminary plans and specs been submitted to regulatory agencies for review?

 X Yes No

If yes, list date submitted: January 2009

If no, list expected date to be submitted:

2. Has final design (for bidding) begun?

 X Yes No

If yes, % complete: 100 %

If no, what is expected start date:

3. Will project include bid alternatives to meet project budget if necessary?

 X Yes No

4. Are Davis Bacon wage rates applicable to the project?

 X Yes No

If yes, are they included in the project costs?

 X Yes No

5. Have known environmental measures been included in project costs? (ex: dust mitigation, archaeological survey, storm water drainage, wetland mitigation etc.)

 X Yes No

6. What will expected construction contingency be at final design? 7 %

7. List the last date the owner and design professional discussed project design and details.

Date: 2/23/09

8. Design Professional Cost Estimate may be found in **Attachment G**.

XII. Project Schedule

Project Activity	Date (to be) Completed	Documentation in Attachment
Grant Administrator Procured	February 2009	E
Eng/Architect Procured	NA Design Build	
Other Funding Secured	February 2009	G
Permits Identified & Secured	May 2009	
Sub recipient Agreement Drafted	NA	
Environmental Review Complete	March 2009	A
Complete 504 Requirements	August 2005	See Gem County EMS Project
Complete Fair Housing Requirements	August 2009 Update	See Gem County EMS Project
Bids Advertised	July 2009	
Start Construction	July 2009	
Second Public Hearing	September 2009	
Certificate of Substantial Completion	November 2009	
Closeout	December 2009	

Name of Professional and Agency Contacts	Firm/Agency	Phone	Topic
Examples:			
Jim	Jim's Well Drilling	634-0011	Well Driller
Lan Smith	Chairman, Gem County Commissioners	365-4561	Planning/ Support
Shelly Gannon	Gem County Clerk	365-4561	Planning
Pat Madarieta	Idaho Commerce & Labor	334-2470	Funding Agency
Shawn Charters	Shawn Charters Consulting	741-1113	Grant Writer and Environmental Review Officer
Dennis Weaver	Ola Community Center Committee	584-3522	Planning
Gloria Sutton	Ola Community Center Committee	658-4558	Planning
Harry McCoulou	Ola Community Center Committee	584-3546	Planning
Judy McCoulou	Ola Community Center Committee	584-3546	Planning
Bill Manee	Ola Community Center Committee		Planning
Brian Sullivan	Gem County Building Inspector	365-5144	Planning

XIII. Grantee and Sub-recipient Financial Profiles

Is the Grantee a (circle one)

City

County

If a sub-recipient, what type of Organization (circle one)

Water District

Sewer District

Homeowner's Association

For-Profit Company

Non-Profit Company

Water Association

Fire District

Hospital District

Other (please explain):

**INSTRUCTIONS

For all projects complete Sections III & IV

For all projects that pertain to water complete Section I, III, & IV.

For all projects that pertain to sewer complete Section II, III & IV.

Section I. Water System (only) - Input information for the water system (entity) that is expected to utilize the Idaho Community Block Grant funds.

Water Source(s): ___ Wells ___ River ___ Lake ___ Springs
___ Purchase ___ Other

Water Treatment Method _____

Number of people served by the system _____

Number of hook-ups on the system _____

Number of equivalent dwelling units
(EDU's) on the system _____

Number of residential EDUs _____

Number of commercial EDUs _____

Number of industrial EDUs _____

Number of Wells _____

Number of Fire Hydrants _____

Storage Reservoir (gallons) _____

Water piping (linear feet) _____

Are all system users on meters _____

Are meters consistently read _____

For residential users, what is the average monthly

Water rate for 10,000 gallons \$ _____

When was the last rate increase _____

How much were the rates increased \$ _____

Annual water system revenue \$ _____

Current funds in capitol improvement account \$ _____

Current funds in reserve fund \$ _____

Total dollar amount owed by customers in arrears \$ _____

Annual water system expenses \$ _____

Residential Hook-Up Fee	\$ _____
Commercial Hook-up Fee	\$ _____
Industrial Hook-Up Fee	\$ _____

Value and description of assets:

Land	\$ _____
Buildings	\$ _____
Equipment	\$ _____
Other	\$ _____
Total Asset Value	\$ _____

Identify outstanding indebtedness:

Years remaining	Annual Payment	Lender
_____	_____	_____
_____	_____	_____
_____	_____	_____

Explain Water Conservation Methods Implemented: _____
_____.

Section II. Sewer System (only) Input information for the sewer system (entity) that is expected to utilize the Idaho Community Block Grant funds.

Sewer Treatment Method _____

Do you have a Pre-treatment system? ☐ Yes ☐ No

Number of people served by the system	_____
Number of residential connection on the system	_____
Number of commercial connection on the system	_____
Number of industrial connection on the system	_____
Number of new connections within the last year	_____
Treatment System capacity (million gallons)	\$ _____
Sewer piping (linear feet)	_____
Number of lift stations	_____
What are the current residential sewer rates	\$ _____
When was the last rate increase	_____
How much were the rates increased	\$ _____
Residential Connection Fee	\$ _____
Commercial Connection Fee	\$ _____
Industrial Connection Fee	\$ _____

Annual sewer system revenue	\$ _____
Current funds in reserve account	\$ _____
Current funds in capitol improvement account	\$ _____
Current dollar amount owned by customers in arrears	\$ _____

Annual sewer system expenses	\$ _____
-------------------------------------	----------

Land	\$ _____
Buildings	\$ _____
Equipment	\$ _____
Other	\$ _____
Total Asset Value	\$ _____

Years remaining	Annual Payment	Lender
_____	_____	_____
_____	_____	_____
_____	_____	_____

A. Identify how the organization obtains its operating funding, i.e., bonds, district assessments, other:

Taxes, licenses and permits, Intergovernmental sources, fees for service, motor users revenue and interest.

- I. Do you tax? X Yes ___ No

- (1) What is the tax rate? .003712201
- (2) What is the annual tax amount generated? \$3,298,849
- (3) What are the taxes used to pay for, i.e. equipment, operating expenses, etc.? Salaries, operating expenses, capital

- II. If your organization does not tax explain why. N/A

Grantee Financial Summary (based on most current audit report)

Taxes	\$ 3,719,694
Licenses and Permits	\$ 1,194,208
Intergovernmental	\$ 2,022,626
Charge for Services	\$ -
Miscellaneous	\$ 785,816
Other	\$ 1,343,020

Total Annual Revenue \$ 9,065,364

Expenses

Total Annual Expenditures

\$8,686,938

Section V. All Applicants

Grantee Growth Management Planning

When was the comprehensive plan last updated? June 2007

Which of the following tools do you implement as land use measures and controls?

	Yes	No
Building Codes	<u>X</u>	<u> </u>
Historical Preservation	<u> </u>	<u>X (taken into consideration)</u>
Conventional Zoning Ordinances	<u>X</u>	<u> </u>
Other Zoning Options: (see below)		
Bonus or Incentive Zoning	<u>X</u>	<u> </u>
Example: allows for increased residential densities if developer will include affordable housing options		
Transfer of Development Rights	<u> </u>	<u>X</u>
Example: transfer development rights to areas where development is wanted and to restrict it in areas where it is not		
Planned Unit Development (PUD)	<u>X</u>	<u> </u>
Example: allows for creative and innovative design at same time creating amenities for public benefit. (mixed use development)		
Development Agreements	<u>X</u>	<u> </u>
Contract between municipality and developer. Municipality specifies what the developer may do and what they are required to do within project area.		

Do you currently implement any of the following?

	Yes	No
Economic Development Plan	<u>X</u>	<u> </u>
Development Impact Fees	<u> </u>	<u>X</u>
Local Option Tax (resort)	<u> </u>	<u>X</u>
Toll roads	<u> </u>	<u>X</u>
Distance Based Impact Fees	<u> </u>	<u>X</u>
Tree City USA	<u> </u>	<u>X</u>

XIV. Community Demographic Profile

Instructions: Complete the un-shaded areas using census data for the city/county applicant.

The census data can be located on our Web site at: <http://community.idaho.gov>

Name of Applicant: Gem County.

	Total Pop. In Area
TOTAL POPULATION BENEFITED (if different from city/county population in census)	
TOTAL POPULATION IN APPLICANT'S AREA	15,181
Male	7,541
Female	7,640
White	14,238
Percent of Population	93.7
MINORITY POPULATION	
Black/African American	11
American Indian/Native Alaskan	111
Asian	54
Native Hawaiian or Pacific Islander	30
American Indian/Alaskan Native and White	248
Asian and White	108
Black/African American and White	33
American Indian/Alaskan Native and Black/African American	278
Other Mulit-Racial	575
Hispanic	1050
TOTAL MINORITY	2,498
Percent of Population	16.5
SENIOR CITIZENS	
Total Persons 65 Years and Over	2,374
Percent of Population	15.6
DISABILITY STATUS	
Civilian Non-institutionalized Population 16 to 64	1,668
Percent with a Work Disability	10.9
Civilian Non-institutionalized Population 65 Years and Over	2,289
Percent with a Disability	15
FEMALE HEAD OF HOUSEHOLD	
Total Households	5,539
Female Householder, No Husband Present	465
Percent of Households	8.3

XV. **Review and Ranking Narrative:**

Part B: Forms

I. Criticalness and Urgency of Problems

Physical Conditions (350 points)

		Problem or Need Rating		
		Violation of Laws/ Bldg. Codes/ Health and Safety Concerns	Health and Safety Problems	No Violations or Health and Safety Concerns
Identified in Project Description Narrative	Identification of Problem	Critical 3	Urgent 2	Nice to Have 1
	Physical Conditions:			
	Structural Problems			
X over generator	Roof		X	
X exterior painted	Walls		X	
X	Foundation	X		
	Floors			X
X	Weatherization	X		
	Expansion for Adult Daycare			
	New Center			
	Other			
	Interior Problems:			
	Asbestos/lead based paint			
	Bathrooms			
	Access for persons with disabilities			
X	Electrical/plumbing/lighting		X	
X	Heating/air conditioning		X	
	Fire safety			
	Unusable space			
	Other			
	Kitchen and Food Storage:			
	Health inspection			
X	Capacity of dry storage			X
	Capacity of cold storage			
X	Equipment		X	
	New Center			
X	Other Water to Kitchen	X		
	Access for Persons with Disabilities:			
	Parking			
	Entry			
	Bathrooms			
	New Center			
	Other			
	TOTALS:			
		ASSIGNED RANKING		

II. Planning and Schedule:

A. Pre-Planning: Quantification of problems through health and building code inspections as well as architectural/engineering review.

Gem County and the Ola Community Center Board has been working on improving the Community Center for the past several years. They have been successful in receiving community donations of cash, labor and materials. With these funds they have been able to re-roof the facility, install Handicapped Accessible Restrooms, handicapped accessible entrances and stabilization of the building. The facility has been inspected and numerous code issues were documented (see letter from Gem County Building Inspector).

- Crawl space is limited under the structure, varying in clearance from 2 feet to 6 inches. This needs to be excavated out to give adequate clearance, 18" from earth to bottom of wood floor joists.
- Provide new pier blocks (16"x16"X8") to support framing for floor beam. Currently the beam is supported with rocks. The supporting framing has fallen off the rocks.
- Provide six mil vapor barrier over exposed earth.
- Add vents in foundation wall for proper cross ventilation.
- Excavate grade on east side of structure. Currently it is reversed grade which allows water to run under the structure.
- Install French drain on the east side of structure after grade is corrected.
- Provide cover over generator to protect it from the weather and extend its life and usability. This could be a carport style structure.
- Provide a roof over south side egress door.
- Enclose furnace in a closet with ventilated doors to separate it from the kitchen.
- Provide a hood exhaust system over the kitchen stove. This system should have a suppression system installed in the hood for fire code as it will be producing grease laden vapors. Guardian 3 is a hood system that is compatible with a residential style cooking stove and has a suppression system integrated into the hood.
- A private well for the center should be hooked to the backup generator which will provide water for the facility and the public if needed in an emergency.
- The facility has a two year old heating and cooling system installed. This system should be ducted throughout the facility. Eliminate the electrical heaters in the bathrooms, and the crawl space enclosure which contains the water pressure tank.
- Upgrade the electrical panel for operation of the generator to the facility.
- The exterior is unfinished T-111 siding that needs to be protected. Priming and painting the exterior will add years of life to the siding and is needed to stop decay of the siding.

B. Project Planning: Describe coordination of agencies involved in planning and funding your project.

The committee has been working with Shawn Charters on project planning and grant writing. Gem County has agreed to sponsor the grant and serve as the applicant. An income has been completed resulting in 65% LMI population. The Community Center Committee has also worked with residents and gathered and documented the cash and in-kind match resources. The project is ready to proceed as soon as grant funding is awarded. It is planned that construction can be completed by October 1, 2009.

Environmental Scoping has been completed and letters have been sent out to Federal and State Agencies requesting comments on the project. The project is not within a wetland or flood plain, does not impact endangered or threatened species, and only historic preservation guidelines are required. It is anticipated that this project will be considered a categorically excluded activity by HUD. In addition, Gem County has conducted a competitive procurement process for grant administration services and, is in the process of ranking the proposals. Upon an award of ICDBG funds, Gem County will enter into a contact for said professional services.

III. Benefits:

A. Activities Provided: Describe the nature of the activities.

The Hall is an essential part of the Ola Community. Being such a small and geographically isolated community, the community of Ola work together to provide both social and fund raising activities in order to bring the community much needed services that many larger towns take for granted. Almost all of these activities take place at the Ola Hall. Just some of the activities that take place at the Hall are the Cowboy Bingo Night and Chili Feed, the proceeds of which always go to help a local family in need; the Library Board Valentine Sweetheart Dinner; two major Parent Teacher Organization fundraisers a school Carnival and a Nacho/Potato Bar and Spring Basket Raffle; a Harvest Dinner Luncheon, the Retired Educators Luncheon, the Ladies Club luncheon which hosts other Ladies Clubs in our area, the Ola Elementary School Science Fair, our annual Ola Haunted Hall on Halloween night and the Ola Community Christmas Program as well as various funerals, wedding receptions and other private social functions that the hall is available for.

The Ola Community Center is used by the following organizations in the community.

- **Ola School:** Plays, where the children perform for the community
- **Ola P.T.O.** Fundraisers, which raise money for extra items the school needs.
- **Ola Ladies Club** Fundraisers, luncheons, annual Ola Reunion, meetings
- **Ola District Library:** Annual Sweetheart Dinner, yard & book sale

- **Ola Community Church:** Used to hold church services when work was being done to the inside of the church with an occasional potluck dinner after church. The neighboring Church is rented for weddings. The hall is the logical place to hold the reception. However, there have been times when a reception was held elsewhere because there was no running water in the kitchen.
- **Ola Fire Department:** Special meetings, CPR and First Aid Classes
- **Ola Ditch Companies:** Annual Water Master meeting, local ditch meetings
- **Ola Community Center:** Annual meeting, dances, other fundraisers. dinners, celebrations. It is rented for wedding and anniversary receptions. It is a wonderful place for funeral dinners, because the bereaved family can meet there after the funeral. It is within walking distance of the cemetery. It has enough space to accommodate a large family gathering. The water is connected to the bathrooms and there is a faucet outside that makes it easy to pack water to the kitchen.
- **Gem County:** Used as a polling place and meeting place for the County.

The rental for the hall use is \$200. If the hall is cleaned by them and is left the way they found it, \$100 is refunded.

B. LMI and Minority Outreach: Describe your center's outreach activities directed to this population.

The Ola Community Center Committee just completed an Income Survey which resulted in 65.3% LMI persons live in the area. Gem County and the Ola Community Center Committee make every effort to extend welcome and fellowship to all citizens in the area, regardless of income, race, national origin, or color. Gem County will post notices within the Community Center declaring its non-discrimination and reasonable accommodation on the basis of disability policies. On a regular basis the Community Center will canvas the area for new patrons. The community center plans to use publicity of their accessibility and the programs, services, and or activities offered as a recruitment tool for new patrons.

III.

Activities Provided

List the number, and frequency of activities and services the center is providing to seniors, the neighborhood and/or the community on a monthly basis. Applicants should include activities and services such as health, recreation, nutrition, educational, and transportation programs.

The number and quality of services will be considered in assigning quartile points to this area. ICL will calculate the frequency by taking the number of days an activity or service is offered during the course of the month multiplied by twelve.

Senior/Community Center Activities

Type of Activity	Existing Activity	Proposed Activity	No. of days Offered Per month	Facilitated By
A. Health				
Meeting Space		X	1	Gem County EMT's
CPR, First Aide Clinics	X	X	1	Ola Fire Department
B. Recreation				
Plays	X		1	Ola School, Emmett Playhouse
Bingo		X	1	Ola Ladies Club
Dinners	X	X	Expand to 2/month	Ola Ladies Club, Fundraisers
Dances	X		1	Various Local Groups
C. Meals				
Funeral Dinners	X	X	Expand to 2/month	Private Citizens
Wedding Receptions	X	X	1	Private Citizens
Banquets	X	X	2	Fundraisers, Ola Ladies Club, School
Cowboy Supper	X		1	Ola Ladies Club
Harvest Dinner	X		1	Ola Ladies Club
D. Other				
Meetings	X	X	Expand to 2/month	County, State, Local, Private Groups
Polling Place	X		2 / year	Gem County
Haunted House	X		1	Private Party
Emergency Center	X	X	1	Federal Incident Command
Reunions	X		1	Ola Ladies Club
Totals				

***Points will be awarded for documented activities

XVII. CERTIFICATIONS

I certify the data in this application is true and correct, that this document has been duly authorized by the governing body of the City of Emmett and we will comply with the following laws and regulations if this application is approved and selected for funding.

- National Environmental Policy Act of 1969
- Civil Rights Act of 1964 Pub.L 88-352
- Civil Rights Act of 1968 Pub.L 90-284
- Age Discrimination Act of 1975
- Rehabilitation Act of 1973, Section 504
- Uniform Relocation Assistance and Real Property Acquisition Act of 1970, as amended (49 CFR Part 24)
- Housing and Community Development Act of 1974, as amended Pub.L 93-383
- Davis-Bacon Act (40 USC 276a - 276a-5)
- Historic Preservation Act
- OMB Circular A-87, and ensure that sub-recipient complies with A-110 and A-122
- Section 106 of the Housing and Urban Recovery Act of 1983 certifying to:
 - Minimize displacement as a result of activities assisted with CDBG funds by following the Idaho Department of Commerce & Labors anti-displacement and relocation assistance plan;
 - Conduct and administer its program in conformance with Title VI and Title VIII, and affirmatively further fair housing;
 - Provide opportunities for citizen participation comparable to the state's requirements (those described in Section 104(a) of the Act, as amended);
 - Not use assessments or fees to recover the capital costs of ICDBG funded public improvements from low and moderate income owner occupants;
 - Abide by all state and federal rules and regulations related to the implementation and management of federal grants;
 - Assess and implement an Accessibility Plan for persons with disabilities in accordance with Section 504 of the Rehabilitation Act of 1973, as amended;
 - Adopt and implement an Excessive Force Policy;
 - Prohibition of Use of Assistance for Employment Relocation, Section 588 of the Disability Housing and work Responsibility Act of 1998 Pub.L 105-276.
 - Anti-Lobbying Certification: No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned to any person for influencing or attempting to influence an officer or employee of any federal agency, a member of, employee of a member of, officer of or employee of Congress in connection with the awarding of any federal contract, the making of any federal grant or loan, the entering into any cooperative agreement and the extension, renewal, modification or amendment of any federal contract, grant, loan or cooperative agreement.

If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any federal agency, a member of, employee of a member of, officer of or employee of Congress in connection with this federal grant, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

Signed by Chief Elected Official

March 6, 2009
Date

Lan Smith, Chairman, Gem County Commissioners
Typed Name

XVIII. ICDBG Environmental Scoping - Field Notes Checklist

Applicant Gem County Sub Recipient NA

This site and desk review checklist is to be completed by the Applicant and submitted with the application.

The purpose of the checklist is to help the Applicant and ICL better understand what environmental statutes or provisions per 24 CFR 58 might impact the proposed project. The information will assist in understanding what studies, documentation, and mitigation measures could be applicable and to assist in completing the environmental review record. The Applicant may choose to attach this scoping checklist as part of the environmental review record.

1. Limitations on Activities

Is the Grantee planning or in the process of acquiring property for this proposed project? ___ Yes X No

If yes, is the Applicant aware that land acquired or site work after submission of the ICDBG application is subject to 24 CFR 58.22 Limitation on Activities Requiring Clearance? Meaning once an application for ICDBG funds is submitted, neither Applicant or sub recipient, may commit Non-HUD funds to a project for land acquisition or site work (except for minor testing) before the environmental review is complete, unless the land acquisition or contract is conditioned on completion of the ICDBG environmental review.

2. Historic Preservation

Has the SHPO been notified of the project? X Yes ___ No

Have tribes with possible cultural and religious sites been notified of the project? ___ Yes ___ No

3. Floodplain Management

Is the project located within a floodway or floodplain designated on a current FEMA map? Check Web site <http://store.msc.fema.gov/> ___ Yes X No ___ Not Sure

If yes, is the community where the project is taking place a participant in the National Flood Insurance Program. Check Web site www.idwr.idaho.gov/water/flood ___ Yes ___ No

4. Wetland Protection

Are there ponds, marshes, bogs, swamps, drainage ways, streams, rivers, or other wetlands on or near the site? ___ Yes X No

If yes, has the Army Corps of Engineers (ACoE) been notified? ___ Yes ___ No

5. Sole Source Aquifers (Clean Water Act)

Is proposed aquifer located over an EPA designated aquifer area? ___ Yes X No

6. Endangered Species Act

Has U.S. Fish and Wildlife Service, NOAA Fisheries, and Idaho Fish and Game Regional Office been notified about the project? X Yes ___ No

7. Wild and Scenic Rivers Act

Is the project located within one mile of a designated wild and scenic river? Idaho wild and scenic rivers include portions of the St. Joe, Lochsa, Selway, Middle Fork of the Clearwater, Snake, Rapid, and Middle Fork of the Salmon. Check Web site www.nps.gov/rivers/ ___ Yes X No

8. Clean Air Act

Is the project located in a designated non-attainment area for criteria air pollutants? ___ Yes X No

For building demolition or improvements has an asbestos analysis been planned for or conducted?

X Yes ___ No ___ N/A

For housing rehabilitation has a lead based paint assessment been planned for or conducted?

___ Yes ___ No X N/A

9. Farmland Protection Policy Act

Is the project located on a site currently zoned as residential, commercial, or industrial? X Yes ___ No

Is the project area currently being utilized for farm or agricultural purposes ? ___ Yes X No

If yes, has the USDA Natural Resource Conservation Service or local planning department been notified about the project? ___ Yes ___ No

10. Environmental Justice

Does project have a disproportionate environmental impact on low income or minority populations?

___ Yes X No

11. Noise Abatement and Control

Is the project new construction or rehabilitation of noise sensitive use (i.e. housing, mobile home parks, nursing homes, hospitals, and other uses where quiet is integral to the project functions)?

___ Yes X No

If yes is the project located within 5 miles of an airport, 1000 feet of a major highway or busy road, or 3,000 feet of a railroad. ___ Yes ___ No

12. Explosive and Flammable Operations

Is the physical structure (not necessarily infrastructure) intended for residential, institutional, recreational, commercial or industrial use? ___ Yes X No

If yes, are there any above ground explosive or flammable fuels or chemical containers within one mile of the physical structure? ___ Yes ___ No

If yes, have you been able to identify what the container is holding and the container's size?

___ Yes ___ No

13. Toxic Chemicals and Radioactive Materials

Are there any known hazardous materials, contamination, chemicals, gases, and radioactive substance on or near the site? ___ Yes X No

If yes, explain _____

During the visual inspection of the site is there signs of distressed vegetation, vents or fill pipes, storage/oil tanks, stained soil, dumped material, questionable containers, foul or noxious odors, etc.

___ Yes X No

If yes, explain _____

At this time is the site's previous uses known to have been gasoline stations, train depots, dry cleaners, agricultural operations, repair shops, landfill, etc.? ☐ Yes ☒ No

Are other funding agencies requiring the Grantee to perform an American Society for Testing Materials (ASTM) environmental assessment? ASTM assessment involves analysis of site uses and ownership, inspection of site, and possible testing. ☐ Yes ☒ No

14. Airport Clear Zones and Accident Potential Zones

Is the project located within a designated airport runway clear zone or protection zone? ☐ Yes ☒ No

Does the project involve acquisition of land or construction/rehabilitation of building or infrastructure in an airport runway clear zone or protection zone? ☐ Yes ☒ No

If yes, is the grantee aware that the airport operator may wish to purchase the property at some point in the future as part of a clear or accident zone acquisition program? ☐ Yes ☐ No

15. Other Environmental Reviews

Have facilities studies or other environmentally related site reviews been conducted or in the process of being conducted? ☒ Yes ☐ No

If yes, are there any identified concerns or recommended mitigation measures? ☐ Yes ☒ No

List if known - Feasibility Studies Complete and The Environmental Review process for ICDBG Funding has begun. Letters were sent out on February 17, 2006 requesting comments.

16. Information Letters

The advanced mailing of environmental information letters is sought in an effort to minimize the project's timeline in waiting for necessary documentation or information. It will also assist in earlier responses to required mitigation measures should the proposed project receive ICDBG funding.

Place a check mark by the agencies that have been mailed an environmental information letter.

- ☒ Idaho State Historic Preservation Officer
- ☒ Tribal Historic Preservation Officer or Tribal Office
- ☒ Idaho Department of Water Resources
- ☒ Army Corps of Engineers (if wetlands are applicable)
- ☒ U.S. Fish and Wildlife
- ☐ NOAA Fisheries (if salmon and/or steelhead are applicable)
- ☒ Idaho Fish and Game
- ☒ USDA Natural Resource Conservation Service (if farmlands are applicable)
- ☒ Idaho Department of Environmental Quality
- ☐ Local Government – Planning Department
- ☒ Others Bureau of Land Management, Bureau of Reclamation, Environmental Protection Agency, Idaho Transportation Department, FEMA, State Fire Marshall, HUD, Department of Lands, Department of Health & Welfare, Idaho Parks and Recreation,

Completion of the scoping checklist does not constitute that all environmental provisions or clauses related to 24 CFR 58 Environmental Reviews have been met or are known at this time.

Completed By

March 2, 2009

Date